

1 Jeffrey W. Dulberg (State Bar No. 181200)
2 John W. Lucas (State Bar No. 271038)
PACHULSKI STANG ZIEHL & JONES LLP
2 10100 Santa Monica Blvd., 13th Floor
3 Los Angeles, CA 90067
4 Telephone: 310/277-6910
Facsimile: 310/201-0760
E-mail: jdulberg@pszjlaw.com
jlucas@pszjlaw.com

6 [Proposed] Counsel to Bradley D. Sharp, Chapter 11
7 Trustee

FILED & ENTERED

AUG 22 2023

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY francis DEPUTY CLERK

8 UNITED STATES BANKRUPTCY COURT
9 CENTRAL DISTRICT OF CALIFORNIA
10 LOS ANGELES DIVISION

11 In re:

12 LESLIE KLEIN,

13 Debtor.

Case No.: 2:23-bk-10990-SK

Chapter 11

14 **ORDER APPROVING CHAPTER 11
15 TRUSTEE'S APPLICATION TO (A)
EMPLOY COLDWELL BANKER
16 REALTY AS REAL ESTATE BROKER
AND (B) ENTER INTO EXCLUSIVE
LISTING AGREEMENTS**

17 [161 N. Poinsettia Place, Los Angeles, CA
18 90036; 143 S. Highland Avenue, Los Angeles,
CA 90036; 315 N. Martel Avenue, Los
Angeles, CA 90036]

19 [Relates to Docket Nos. 234 and 235]

20 [No Hearing Required]

21 This Court, having considered the application (the “Application”) of Bradley D. Sharp, the
22 duly appointed, authorized and acting chapter 11 trustee (the “Trustee”) in the above-captioned
23 bankruptcy case of Leslie Klein (the “Debtor”), to (a) employ Coldwell Banker Realty as real estate
24 broker (the “Broker”) and (b) enter into exclusive listing agreements, and the statements of
25 disinterestedness of Jessica Heredia, Steve Flores, and William Friedman filed in support thereof,
26 and the Court finding that due and sufficient notice of the Application has been given, and based
27 upon the record before the Court, it appears that the Broker does not hold or represent an interest

1 adverse to the Debtor or the estate (the “Estate”), that the Broker is “disinterested”, that its
2 employment is in the best interest of the Estate, there being no objections to or requests for hearing
3 on the Application, and that no hearing on the Application is required pursuant to the Local
4 Bankruptcy Rules, it is hereby:

5 **ORDERED** that the Chapter 11 Trustee is authorized to (a) employ Coldwell Banker Realty
6 as real estate broker and (b) enter into the exclusive listing agreements attached respectively as
7 Exhibits 1 -3 to the Application, on the terms and conditions set forth therein; and

8 **ORDERED** that Coldwell Banker Realty shall be entitled to receive compensation in
9 accordance with the terms of the listing agreements and shall not be required to file further
10 application to the Court with respect to same.

11 .

12 # # #

13

14

15

16

17

18

19

20

21

22

23

Date: August 22, 2023



Sandra R. Klein
United States Bankruptcy Judge

24

25

26

27

28